

City Council  
Atlanta, Georgia

**08- 0 -1142**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-08-38**  
Date Filed: 5-13-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **608 Drewry Street, N.E.**, be changed from the I-1 (Light Industrial)/Beltline Overlay District to the R-4B (Single Family Residential)/Beltline Overlay District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 17, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-9

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF FULTON

RECEIVED  
MAY 13 2008  
Bureau of  
Planning

Z-08-38

THIS INDENTURE made this 13th day of April, 2005 between THOMAS HAROLD FLEMING A/K/A HAROLD FLEMING of the County of FULTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and OAK STREET DEVELOPMENT, INC., as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) DOLLARS and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 17 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

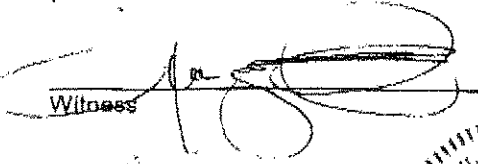
BEGINNING AT A POINT ON THE NORTH SIDE OF DREWRY STREET ONE HUNDRED NINETY (190) FEET WEST FROM THE NORTHWEST CORNER OF DREWRY STREET AND PONCE DE LEON PLACE, AT THE WEST SIDE OF A TEN FOOT ALLEY; THENCE NORTH ALONG THE WEST SIDE OF SAID ALLEY ONE HUNDRED FIFTY THREE (153) FEET MORE, OR LESS, TO THE PROPERTY NOW OR FORMERLY OWNED BY MRS. FANNIE DURHAM; THENCE WESTERLY ALONG THE SOUTHERN LINE OF SAID PROPERTY SEVENTY (70) FEET TO A POINT; THENCE SOUTH PARALLEL TO SAID TEN FOOT ALLEY ONE HUNDRED SIXTY (160) FEET, MORE OR LESS, TO THE NORTH SIDE OF DREWRY STREET; THENCE EASTERLY ALONG THE NORTH SIDE OF DREWRY STREET SEVENTY (70) FEET TO THE POINT OF BEGINNING, BEING IMPROVED PROPERTY HAVING A BUILDING THEREON KNOWN AS 680 DREWRY STREET, N.E. (ALSO KNOWN AS 680 ADRIAN STREET, N.E.), ATLANTA, GEORGIA.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

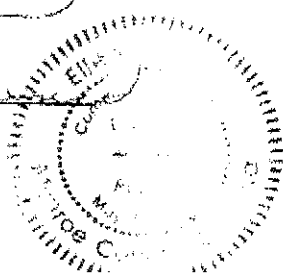
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 

Notary Public  
My commission expires:



  
THOMAS HAROLD FLEMING  
A/K/A HAROLD FLEMING 

AS ATTORNEY IN FACT  
FOR SAID PARTY